



# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



62 Nelson Court  
*Acton*

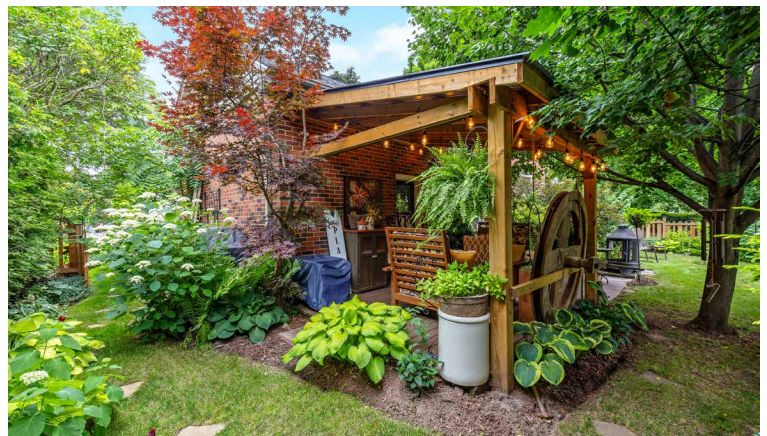
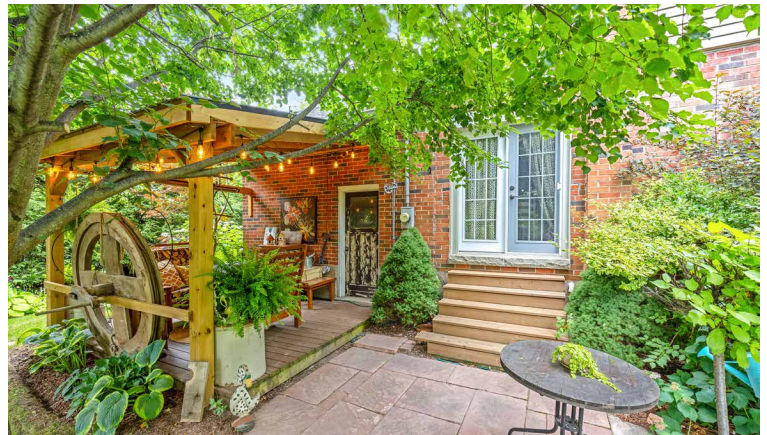
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# HOUSE FEATURES

## MAIN LEVEL

### FRONT ENTRANCE

- Concrete porch with iron railing overlooking lush perennial gardens with mulch and step-stone pathway
- Single door entry with doorlite and decorative moulding above
- Cork-look vinyl flooring
- Coat closet
- Chandelier



### LIVING ROOM

- Hardwood flooring
- Electric fireplace with wood mantle and surround
- Picture window overlooking front yard and 2 windows overlooking side yard
- Crown moulding
- Textured plaster ceiling

### KITCHEN

- Eat-in kitchen
- Cork-look vinyl flooring
- French doors to living room
- Wallpaper accent walls
- Wainscoting with plate rail
- 2 pantries
- Freestanding 2-seat island with wood top and 2 bar stools
- Painted cabinetry with arborite laminate countertops, undercabinet lighting, and crown moulding
- Double sink with black faucet and soap dispenser
- Faux tin backsplash
- Window overlooking side yard with valence and pendant light
- Stainless steel Samsung stove and Frigidaire fridge
- Painted range hood cover (no vent)
- Chandelier and recessed lighting

### HALLWAY

- Painted wooden floor
- Hardwood stairs to primary bedroom
- Linen closet
- Modern lighting

## 2ND BEDROOM

- Currently used as formal dining room
- French door entry
- Hardwood flooring
- Wallpaper accent walls
- Single closet with shelving
- Double French door walkout to backyard with sliding screens
- Pendant light with ceiling medallion
- Textured plaster ceiling

## 3RD BEDROOM

- Hardwood flooring
- Newer doors
- Single closet
- Window overlooking backyard
- Chandelier
- Textured plaster ceiling

## 4 PIECE BATHROOM

- Rolled vinyl flooring
- Kohler toilet
- Newer soaker tub/shower combo with tile surround
- Single vanity
- Window overlooking side yard
- Pendant lighting
- Exhaust fan

## UPPER LEVEL

### PRIMARY BEDROOM

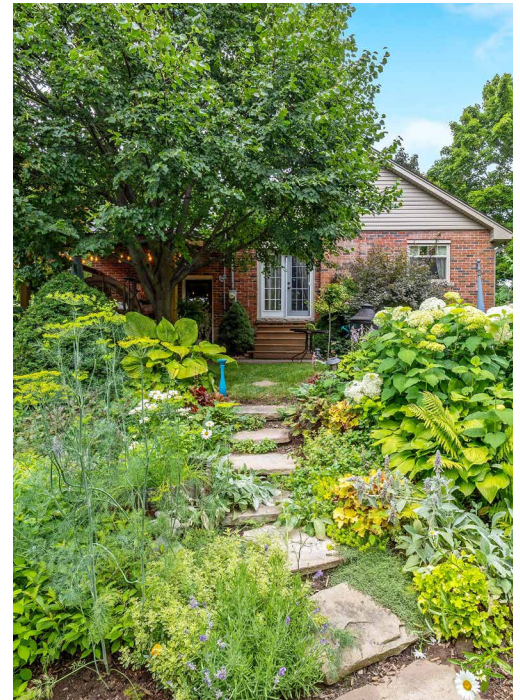
- Hardwood flooring
- Double French door closet
- Window overlooking side yard
- Pendant lighting
- Smooth ceiling

## BASEMENT

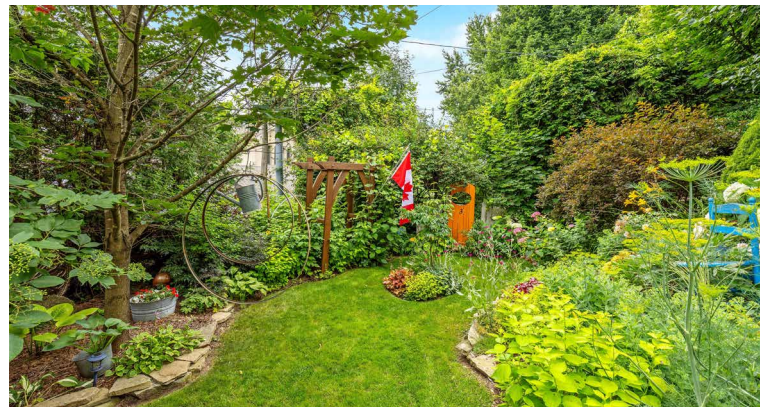
- Hardwood staircase
- Separate entrances from side and garage
- Studded and insulated walls
- Storage under stairs
- Laundry area with LG washer, Roper dryer, laundry tub, storage cabinets, and Arctic King freezer
- Workshop, storage area, bedroom, and bathroom framed-in
- Above grade windows

## ADDITIONAL FEATURES

- Decorative vinyl siding, aluminium soffits, fascia, leaf guards, and eavestroughs (approx. 2022)
- Single garage with LiftMaster remote opener, newer door, and access to backyard and basement
- Sewermain relined and back flow prevention valve installed (approx. 2023)
- Fully fenced tiered yard with lush perennial cottage gardens and mature trees, step-stone pathways, stone patio, covered deck with roll down blind, and garden shed
- Newer baseboards and trim throughout interior
- Keeprite furnace
- GMC central air conditioner
- Honeywell thermostat
- Rheem hot water tank, rented (approx. 2013)
- Newer shingles
- 100 amp panel, and sub panel for generator hook up



Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.



# SCHOOLS

Halton District School Board		Halton Catholic District School Board	
<b>ENGLISH</b>			
JK- GR06	Robert Little Public School	JK - GR08	St. Joseph CES
GR07-GR08	Acton Elementary School	GR09 - GR12	Christ the King CSS
GR09 - GR12	Acton District High School		
<b>FRENCH IMMERSION</b>			
GR02-GR06	Robert Little Public School	GR01 - GR03	St. Catherine of Alexandria CES
GR07-GR08	Acton Elementary School	GR04 - GR08	St. Brigid CES
GR09 - GR12	Acton District High School	GR09 - GR12	Christ the King CSS

School boundary information can be confirmed at:  
<https://www.hdsb.ca/schools/Pages/Find-My-Local-School.aspx>  
<https://schoolplanning.hcdsb.org/find-your-school/>

# LISA HARTSINK

*Broker*

For me, Quality not Quantity is the foundation of my success.

As my client, you are guaranteed a personalized Real Estate experience when working with my team! As I work with you from beginning to end of the process, I ensure constant communication and support. You are my number one priority. With my vast Real Estate knowledge and expertise, I will guide you with a compassionate, honest and patient approach, always allowing you to make the decisions that best work for you.

With an extensive sales and marketing background, and multiple Industry Designations, I ensure your home will be exposed to the market with the latest, most innovative practices available in the Real Estate Industry. Our marketing and communication plans incorporate some of the best, proven methods, to get your home sold.

I can help you buy or sell a house anywhere in Ontario, I am well connected with Royal LePage - Canada's Real Estate Company. My primary focus is in the communities of Georgetown, Glen Williams, Acton, Erin, Hillsburgh and Rockwood, but also service Caledon, Milton, Oakville, Burlington, Mississauga and Brampton. From the very start of your search to the day of closing - whether it is a house, townhouse, condo, cottage, farm or commercial property that you are looking to buy or sell - I will be there to assist you with all your Real Estate needs.

You can feel confident you have made the right choice to work with me and my team. I look forward to working together with you to ensure this transition is as smooth as possible for you.

## LISA HARTSINK

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Compassion Led Realty Team



**MCGILLIVRAY**<sup>TM</sup>

**Trusted**

Erin & Hillsburgh, Ontario





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